

City of Flagstaff

Zoning Code Update



May 18, 2010

Citizen Comments and Questions - May 17, 2010

Second Zoning Code Educational Forum

Tentative Meeting Dates:

- An overview of tentative meeting dates for future educational forums, and work sessions and public hearings with the Planning and Zoning Commission and City Council was provided.

Resource Protection Standards:

- The new code needs to prevent the clear-cutting of development sites.
- Better enforcement, mitigation and stricter penalties are needed where development sites have been clear-cut or other resources have been damaged or removed without approval by the City.
- If the Flagstaff Fire Department is to perform thinning of a development site through the implementation of the Wild Land Urban Interface Code (WUI) through a Forest Stewardship Plan, the standards for these programs need to be clearly documented and available to the public. Concern that the Flagstaff Fire Department program was implemented without public input.
- There needs to be a balance between the urban setting of Flagstaff and reforestation efforts, and replacement trees must be based on their context (i.e. cottonwood trees in a riparian zone, ponderosa pines in more natural/rural contexts and other "substitute" trees such as Black Pines may be more appropriate in urban contexts.
- Trees must continue to be protected because they are a major part of the iconic vision of Flagstaff.
- Pre-application meetings and review of a proposed development should be scaled to the size and complexity of the project site; i.e. for small projects they should be optional and it is acceptable to require them for large new projects, especially when the developer may not be familiar with the City.
- Clarification is needed to ensure that replacement and mitigation are clearly defined with appropriate rules. Ensure that the code does not make it too easy to remove trees and replace them with others. It is especially important to protect the large healthy trees on a site.
- The testing process and results of the new resource protection standards should be available to the public.
- Consideration for the quality of trees is a good idea.

- Disappointment with the methodology for calculating slopes. Need to include digital analysis as well as the existing methodology.

Landscaping:

- Discussion on how rainwater harvesting will be incorporated into the new zoning code. The City Council has directed Stormwater Section staff to develop a rainwater harvesting ordinance that may require the installation of active and passive rainwater harvesting systems. The Landscape draft recommends the installation of rainwater harvesting systems, and consideration is being given to add incentives to promote their use.
- It is important to ensure that existing trees are credited as part of the landscaping requirements.